

CITY OF CHARLESTON

PLANNING COMMISSION MEETING REPORT

SPECIAL MEETING & REGULAR MEETING OF AUGUST 16, 2017

A Special Meeting of Planning Commission was held at **4:30 p.m., on Wednesday, August 16, 2017** in the Public Meeting Room, 1st Floor, 2 George St. A regular meeting of the City of Charleston Planning Commission was held following the special meeting at **5:00 p.m., on Wednesday, August 16, 2017** in the Public Meeting Room, 1st Floor, 2 George St. The following items were considered:

SPECIAL MEETING

PLAN REVIEW

Review of key issues resulting from the December 2016 review of the *City of Charleston Century V 2010 Comprehensive Plan Update*. The main topic this month is transportation issues.

PLANNING COMMISSION HEARD PRESENTATIONS FROM REGIONAL AND CITY TRANSPORTATION PLANNERS REGARDING EXISTING AND FUTURE PLANS AND HOW THEY INTEGRATE WITH THE ROLES OF THE COMMISSION.

REGULAR MEETING

REZONING

1. **2106 Mount Pleasant St (Peninsula) TMS# 4641400107** - approx. 3.22 ac. Request rezoning from Diverse Residential (DR-4 - Elderly Housing) to Upper Peninsula (UP).

RECOMMENDED APPROVAL

ORDINANCE AMENDMENT & REZONING

1. **George Griffith Blvd (Dill Tract PUD - Johns Island) TMS# 3370000162 (a portion)** – approx. 21.53 ac. Request amendment to ordinance 1996-08 (Dill Tract PUD Master Plan & Development Guidelines) by amending the permitted uses for the Dill Tract Low Density Residential District to allow not-for-profit office as a permitted use.

RECOMMENDED APPROVAL

SUBDIVISIONS

1. **Greenway Preserve (Mutual Drive – West Ashley) TMS# 3100600106** – 5.22 ac. 18 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-6).

APPROVED

2. **Fairbanks Drive (Daniel Island) TMS# 2710000010 & 012** – 16.78 ac. 90 lots. Request subdivision concept plan approval. Zoned Daniel Island General Office (DI-GO).

DEFERRED BY THE APPLICANT

3. **Central Park Cluster Development (Central Park Road – James Island) TMS# 3400300007** – 10.35 ac. 39 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).

DEFERRED BY THE APPLICANT

4. **Parcel J-2 (Robert Daniel Drive – Daniel Island) TMS# 2750000112** – 16.32 ac. 4 lots. Request subdivision concept plan approval. Zoned Daniel Island General Office (DI-GO).

APPROVED

5. **Parcel L (Parkline Avenue – Daniel Island) TMS# 2750000181** – 16.18 ac. 5 lots. Request subdivision concept plan approval. Zoned Daniel Island Business Park (DI-BP).

APPROVED

ZONINGS

1. **1848 Sandcroft Dr (West Ashley) TMS# 3531400216** – 0.28 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

2. **2210 Weepoolow Trl (West Ashley) TMS# 3531200005** – 0.33 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

3. **2000 Indian Mound Trl (West Ashley) TMS# 3531200006** – 0.34 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

4. **1622 Boone Hall Dr (West Ashley) TMS# 3531400136** – 0.34 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

ORDINANCE AMENDMENT

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending Section 54-961 to clarify the definition of a site specific development plan.**

RECOMMENDED APPROVAL

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

Preliminary & Final Plats

1. **Watroo Point (Daniel Is.) TMS# 2711101113** – 1.7 ac. 2 lots. DI-R. Prelim. subdivision plat pending approval.
2. **Pier View St (Daniel Is.) TMS# 2750000114** – 30.6 ac. 2 lots. DI-TC. Prelim. subdivision plat pending approval.
3. **1068 Seaside Lane (James Is.) TMS# 4280800050** – 0.7 ac. 3 lots. SR-1. Prelim. subdivision plat under review.
4. **145 East Bay Street (Peninsula) TMS# 4580901008** – 0.3 ac. 3 lots. SR-5 & LB. Preliminary subdivision plat pending approval.
5. **Farr Street Extension (Daniel Island) TMS# 2750000182** – 12.7 ac. 3 lots. DI-R. Preliminary subdivision plat pending approval.
6. **Rivers Point Townhomes (Rivers Point Row – James Island) TMS# 4250700179** – 1.3 ac. 16 lots. GB. Final subdivision plat pending approval.
7. **The Village at Stiles Point, Phase 2 (Harbor View Road – James Island) TMS# 4260000003** – 12.2 ac. 40 lots.

- SR-1. Final subdivision plat pending approval.
8. **Nabors Drive (James Is.) TMS# 4281600013** – 6.6 ac. 2 lots. DR-9. Prelim. subdivision plat pending approval.
 9. **Oakfield, Phase 2 (Cane Slash Road – Johns Island) TMS# 2780000127** – 38.0 ac. 93 lots. PUD. Preliminary subdivision plat pending approval.
 10. **The Villages In Saint Johns Woods, Phase V-1 (Saint Johns Woods Parkway – Johns Island) TMS# 2790000143** – 17.6 ac. 20 lots. PUD. Final subdivision plat pending approval.
 11. **Woodbury Park, Phase 1 (Killifish Road – Johns Island) TMS# 3130000050** – 20.4 ac. 47 lots. SR-1. Final subdivision plat pending approval.
 12. **Essex Farms Single Family (Essex Farms Drive – West Ashley) TMS# 3090000003** – 2.6 ac. 9 lots. LB. Preliminary subdivision plat approved.
 13. **Grimball Road Extension & Donnie Lane (James Island) TMS# 4270000086** – 0.8 ac. 3 lots. SR-1. Final subdivision plat recorded.
 14. **Sea Aire Cluster Development (Cooper Judge Lane – James Island) TMS# 4270900069** – 5.9 ac. 24 lots. SR-1. Final subdivision plat pending approval.
 15. **Parcel S (Farr Street – Daniel Island) TMS# 2750000118 & 182** – 21.1 ac. 3 lots. DI-R. Preliminary subdivision plat approved. Final subdivision plat pending approval.
 16. **Essex Village (Henry Tecklenburg Drive – West Ashley) TMS# 3090000003** – 12.7 ac. 41 lots. PUD. Preliminary subdivision plat approved.
 17. **Avenue of Oaks (5th Avenue – West Ashley) TMS# 4180600028 & 115** – 10.5 ac. 41 lots. SR-1. Preliminary subdivision plat under review.
 18. **Stefan Drive Townhomes (James Island) TMS# 3430700146, 147, 148** – 0.7 ac. 8 lots. DR-12. Final subdivision plat pending approval.
 19. **1991 Clements Ferry Rd (Cainhoy) TMS# 2680000125** – 5.8 ac. 2 lots. PUD. Final subdivision plat pending approval.
 20. **Ashley Park, Phase 5 (William E. Murray Boulevard – West Ashley) TMS# 3060000132** – 9.6 ac. 50 lots. DR-9. Final subdivision plat pending approval.
 21. **Goldberg Tract (River Road- Johns Island) TMS# 3120000064** – 26.4 ac. 2 lots. RR-1 & C. Preliminary subdivision plat approved.
 22. **Stonoview, Phase 3 (River Road – Johns Island) TMS# 3150000120** – 19.0 ac. 45 lots. PUD. Final subdivision plat approved.
 23. **Newbury Street (James Island) TMS# 4250900066 & 067** – 1.1 ac. 3 lots. SR-1. Final subdivision plat approved.
 24. **WestEdge, Phase 1 (Lockwood Drive – Peninsula) TMS# 4600000021 & 4601002004** – 4.8 ac. 2 lots. MU-2/WH. Final subdivision plat recorded.
 25. **1259 Harbor View Lane (James Is.) TMS# 4241100004** – 0.7 ac. 2 lots. SR-1. Final subdivision plat recorded.
 26. **George Griffith Boulevard (James Is.) TMS# 3370000162** – 62.3 ac. 2 lots. PUD. Final subdivision plat recorded.

Road Construction Plans

1. **Woodbury Park, Phase 2 (Killifish Road – Johns Island) TMS# 3130000048** – 10.8 ac. 38 lots. SR-1. Road construction plans pending approval.
2. **Cainhoy South (Clements Ferry Road – Cainhoy) TMS# 2620000008** – 66.7 ac. 70 lots. PUD. Road construction plans under review.
3. **The Cottages, Phase 3 (River Road – Johns Island) TMS# 3120000125** – 15.3 ac. 60 lots. PUD. Road construction plans pending approval.
4. **Farr Street Extension (Daniel Island) TMS# 2750000182** – 12.7 ac. 3 lots. DI-R. Road construction plans pending approval.
5. **Stonoview, Phase 4 (River Road – Johns Island) TMS# 3450000073 & 163** – 89.7 ac. 171 lots. PUD. Road construction plans under review.
6. **Avenue of Oaks (5th Avenue – West Ashley) TMS# 4180600028 & 115** – 10.5 ac. 41 lots. SR-1. Road construction plans under review.
7. **Riverview Estates (River Road – Johns Island) TMS# 3120000065 & 066** – 24.2 ac. 49 lots. SR-1. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.